

August 28, 2006

**City of Milton-Freewater  
City Council Minutes**

The Council of the City of Milton-Freewater met in regular session Monday, August 28, 2006 at 7:00 p.m. in the Albee Room of the Library.

The following members were present: Mayor Lewis Key, Councilors Orrin Lyon, Keith Woods, Debbie Kelley and Steve Irving. Staff members present were City Manager Delphine Palmer, Assistant City Manager Linda Hall, Electric Superintendent Mike Charlo, Police Chief Mike Gallaher, Public Works Trainee Dave Bradshaw, Finance Director Dave Richmond and Accounting Supervisor Luke Billings. Citizens present were Ed Chesnut, Merle Sherman, Ron Brown and Mark Gilbert. Youth Representative Shalee Potts was not in attendance.

Press members present were Melanie Hall of the Valley Herald and Kathy Korengal of the Walla Walla Union Bulletin.

ANNOUNCEMENT – City Manager Delphine Palmer stated that in the five years she has been with the City of Milton-Freewater, there have been no surprises between staff and the Council. Projects and events are not done without council's knowledge, until today. Ms. Palmer said she had been working on a really exciting project and purposely kept it as a surprise from the Mayor and Council members because it is exciting and fun news. To explain more about the project, Ms. Palmer introduced Mr. Mark Gilbert, member of the High Council of the Church of Jesus Christ of Latter-day Saints.

Mr. Gilbert said he represented the Stake President, Kelly W. Brown, of the Church of Jesus Christ of Latter-day Saints. The Stake represents congregations from Dayton, Washington through Pilot Rock, Oregon. The area the Church is responsible for is a long and wide area with about 140 miles within and about 10 different congregations.

Over the last few years, the Stake has engaged in what is termed, a large "Make A Difference Day" service project. Two years ago the project began with the South Eastern Washington Fair Grounds in Walla Walla, Washington. There were about twenty-eight different projects with about five-hundred people participating in one day. In one day, members managed to landscape eighteen different areas. A large metal fence assembled by welders was erected on Tietan Street. A Pacific Power lineman came in to do some work. New fences were created within the project area. The Fair Board was excited to be the recipient of over \$200,000 worth of work. They do not have a lot of money, but our labor force is a unique labor force. There are about 3,500 members within this Stake. There are carpenters, power lineman, landscapers, craftsman, masonry, all professional. They make their living doing this kind of work. One time a year a service project is chosen that is worthwhile and will truly make a difference. "Make A Difference Day" is a USA Today originally founded program and our Stake wanted to become a part of that. Last year our members participated in Adams, Oregon. The little City of Adams received several things. A new soccer field where all of their lights were replaced for about \$3,000, but would have cost about \$60,000. The resources are available with willing people.

Mr. Gilbert then showed a DVD to the Council. In 2005 while in Adams, Oregon, there were about three or four different projects with about 550 participants. Signs were created for entrances to both sides of their town. A ball field was refurbished including a new irrigation system. Sidewalk/cement work was done. The park was refurbished in areas that really made a difference. The idea behind the projects, are not to have the members come and do a good deed, which is probably a good thing, but more to rub shoulders with community members. There has been a lot of benefit from our members rubbing shoulders with different community members and also provide some service. It is also a great way to involve the youth of every community as when the kids are there and they are part of creating things, they tend not to tear up as much. A whole creek area was cleared out and new basket ball court stands were installed in the park. Over 2,000 feet of fence was installed on that day. A shed was built from the ground up to house landscaping equipment for the ball field. Next to City Hall a new parking lot was done complete with railroad ties and picnic tables.

Mr. Gilbert also informed the Council that in July there were three nominations for the "Make A Difference Day" project for 2006. One was Pilot Rock, Oregon, another Dayton, Washington and the other, Milton-Freewater, Oregon. It was determined that a greater difference could be made in the City of Milton-Freewater.

Mr. Gilbert then said that city staff were contacted to determine the greater need and were led to the parking lot at the Community Building. The parking lot may cost between \$50,000 and \$70,000 to resurface, but can be completed for an estimated cost of \$9,000 to resurface. The signs can be replaced with frogs instead of apples. The Community Building can be resurfaced. Single pane windows can be replaced with double pane windows at cost. The shed can be demolished. There have been people in this area to give estimated costs. The estimates are then gathered to know what we can do. After inspecting the existing irrigation system in the small park next to the community building, it was determined to replace it at a cost of approximately \$1,000 dollars. It is proposed to fill in the play area. It is proposed to extend the beautiful landscaping in the front of the building to go all around the building. The benches need to be blasted and re-painted. The fountain could be made a functioning fountain. Light fixtures could be upgraded. Inside, the bathrooms could be remodeled. The large floor would be sanded down and then varnished and resurfaced. The ticket window could be finished so as to be able to use it. All ceiling tiles would be replaced and lighting improved in the main hall. There is a bid in place to improve the kitchen area cabinetry and floor coverings. It is proposed to replace light bulbs in the Rotary room and add some diffusers. There is also a bid to refurbish the front of the stage. The carpeting looks good on the stage, but it may be beneficial to have new curtains. It is proposed to possibly find a way to store the tables and chairs under the stage on rollers.

Mr. Gilbert stated the reason he was addressing the Council, was to announce the desire and intent to provide some service to the good City of Milton-Freewater and hope the community will embrace this offer, and it is hoped that community members will work hand-in-hand within the next sixty days to do an exciting thing and make a big difference.

Mayor Key said he was overwhelmed, but found the proposal to be a dream come true. Mr. Gilbert said he was overwhelmed two years previous when the Stake President said

there was fifty-two days until the “Make A Difference Day”. Go find a project to work with six-hundred people. There has been a lot more notice this year as work behind the scenes has been in progress for about sixty days. Mr. Gilbert further said that staff has been wonderful to work with and thanked the Council for that. Mr. Gilbert also said he did not mean to surprise the Council inappropriately, but it is a real disappointment to the community if they are in the running, but then miss out.

Mr. Gilbert said that Manager Delphine Palmer has compiled a list of items that are needed, and if the City has the means and ability, whether it be \$30,000.00, \$50,000.00 or \$75,000.00—whatever it is the City can budget, it will go along way. Figure about 8-10 to 1 of what the City may spend to do the same project. There are many good professionals and good families willing to do this work.

Mr. Gilbert also said he had looked at the Legion Baseball Field. Because of the number of participants, the Community Building will not be a big enough project that day. At the Legion Baseball Field, participants can resurface, improve the irrigation, re-seed the grass, resurface the fields. Currently the grandstands are being researched to determine if they can be resurfaced or replaced. The dugouts are being looked at too to determine what can be done there. Fencing is needed too. This project would work well for the number of participants as landscaping does not have a lot of cost associated with it, but does have a lot of labor.

Councilor Kelley asked about the dollar figure to utilize all the projects. City Manager Delphine Palmer said this was a subject that needed further discussion, but can be discussed later. Councilor Kelley said this is fantastic and Mr. Gilbert said he was hoping this would be said.

Mr. Gilbert mentioned this would not be a one-day project. There was too much that needed preparation and demolition. But they would make the last day the big community day where everyone is painting, seeding and doing the last-minute touches, but would probably need a couple of weeks—the two Saturdays prior to do the preparation work. The negative impact would be that the Community Building may be out of commission for a couple of weeks.

City Manager Delphine Palmer said she spoke with Mr. Gilbert about getting the community involved with meals and water.

Councilor Humbert asked when the event would take place. Mr. Gilbert said it would begin October 14<sup>th</sup>, but the actual “Make A Difference Day” would be on October 28, 2006.

Mr. Gilbert said that as the Council and staff meet to decide what can be done because a lot of the things in the Community Building will cost money, please be advised that vendors are approached with the concept of a service project for the community to receive materials at cost. Everything is done once a year to call in favors and the vendors are very good, so if there is a way, please take advantage of that.

CONSENT CALENDAR ITEMS: The consent calendar items consisted of minutes from the August 14, 2006 city council meeting and RESOLUTION NO. 2032 Authorizing signature for ODOT Transportation grant. Councilor Kelley motioned to adopt the consent calendar items. Councilor Woods seconded the motion which passed unanimously.

## **NEW BUSINESS**

APPROVAL LIQUOR LICENSE EARL E. BROWN & SONS INC. “WATERMILL WINERY” Assistant City Manager Linda Hall stated this is a new liquor license. The license application was thoroughly researched by the City’s police department and found there was no reason to recommend anything other than an approval and staff is excited about a new business. Ron Brown was in attendance to represent the new business. Mr. Brown stated that the Blue Mountain Cider Company has their liquor license. The 70,000 square foot building is currently under renovation. The Cider Company is moving to the second floor, or main floor. Half of this section will be production for cider and half for wine. The basement is under renovation for a natural cave for barrel storage of wine. The other storages have now been approved by Oregon Liquor Control Commission (OLCC) for finished product storage. The front building is under renovation for a tasting room—commercial kitchen. This will not be for public use, but instead private parties and private dinners. Mr. Brown further said that eight 2,500 gallon stainless steel tanks have recently been purchased for cider storage and Blue Mountain Cider Company has just won their seventh award. Mr. Brown then said that because they own so much land there at the warehouse site, they would like to landscape the area with matching lamp posts like the lamp posts surrounding city hall.

Councilor Kelley asked if this was the first tasting room in Milton-Freewater. Mr. Brown said it was the first within the city limits.

Councilor Humbert moved to approve the liquor license application for Watermill Winery. Councilor Kelley seconded the motion which passed unanimously.

TABLED ORDINANCE NO. 936 AMEND CITY CODE SECTION 6 OF TITLE 5 NON-LINEAR LOAD REGULATION. Electric Superintendent Mike Charlo stated that non-linear load is a complex subject. Mr. Charlo said there was a question about a welder. The size of most welder’s within the service area would not cause a problem with placing harmonics on the City’s system. For a welding operation to cause a problem, it would have to be a very large manufacturer. The potential problems in our area are the large irrigation pumps located east of the City. To reduce harmonic distortion, the owners of those pumps have to place variable speed drives with the correct type of filters on their pumps at their cost. Harmonic distortions are not a one-time event as with a power outage. The distortions may cause your computer to shut down and re-boot, or may burn out a lot of light bulbs, or equipment controlled by microprocessors in a manufacturing plant could fail. If someone in the service area would have equipment that would cause harmonic distortions, the City would request the owner to place filters, or fix the problem. This would not be the responsibility of the community or electric customers to fix the problem. The business causing the problem is required to provide the remedy.

Councilor Humbert asked about rock-crushing equipment he was installing elsewhere on a 3-phase power system and is required to install soft-starts on all the motors. Mr. Charlo

said rock crushers and large motors can cause harmonic distortions. Rock crushers tend to drag the voltage down, but may not cause harmonic distortions.

Councilor Humbert asked what was actually proposed in this ordinance. Mr. Charlo said this ordinance was approved in 1997 and enforced several times since. The issue before the Council is a housekeeping measure to clean up the language and strike a sentence that is not useful to the ordinance.

Councilor Lyon asked what caused this distortion. Mr. Charlo said there is amperage distortion, harmonic distortion and voltage-harmonic distortion. Different kinds of equipment can cause different types of distortion. Most problems occur from higher currents or amperage distortion. High currents can be worse for the electric utility in that it causes extra heat; thereby causing transformers to fail, causing the system to neutral that does not normally have current flow which is not as heavy of a conductor as a primary conductor, so can fail. If the neutral is lost in a house, this can cause a fire. Voltage-harmonic distortions cause problems with computers and micro-processors.

Councilor Humbert moved Ordinance No.936, be introduced by title only and full reading waived. Councilor Woods seconded and a roll call vote was taken: Councilor Lyon, yea, Councilor Humbert, yea, Councilor Woods, yea, Councilor Kelley, yea, and Councilor Irving, yea. Motion carried unanimously. The City Manager then read the ordinance by title only. Councilor Humbert moved for second reading of Ordinance No. 936 be by title only and full reading waived. Councilor Woods seconded and the motion carried unanimously. The City Manager read the ordinance by title only. Councilor Humbert moved to adopt Ordinance No. 936. Councilor Woods seconded and a roll call vote was taken: Councilor Lyon, yea, Councilor Humbert, yea, Councilor Woods, yea, Councilor Kelley, yea, and Councilor Irving, yea.

ORDINANCE NO. 937 AMEND CITY CODE SECTION 4 OF TITLE 5 REGARDING SEWER LINE OWNER RESPONSIBILITIES. Public Works Superintendent Trainee Dave Bradshaw stated this issue was before Council to make a consistent break between City sewer responsibility and customer responsibility. Staff checked with other agencies to see what they had done to resolve this issue and what their policies were. Property owners and contractors are required to install the sewer line, but the City Code is not currently clear as to whom the responsibility is to maintain the sewer line and from what point.

Councilor Humbert said he did not want situations that are arising in the City of Walla Walla where residents are required to have a contractor repair a sewer line as citizens were not authorized to work with their sewer lines. Councilor Humbert said he did not want an individual homeowner required to pay several \$1,000 of dollars to dig up a street, so wanted a clause where city staff could do the work at the property owner's cost. Councilor Humbert also asked if there were current ordinances that would disallow a homeowner to repair their sewer line. Mr. Bradshaw said that as long as the property owner had good liability insurance, there should not be any problems. Assistant City Manager Linda Hall said that with the verbiage already placed in the ordinance, the ordinance actually empowers the property owner.

Councilor Humbert moved Ordinance No.937, be introduced by title only and full reading waived. Councilor Woods seconded and a roll call vote was taken: Councilor Lyon, yea, Councilor Humbert, yea, Councilor Woods, yea, Councilor Kelley, yea, and Councilor Irving, yea. Motion carried unanimously. The City Manager then read the ordinance by title only. Councilor Humbert moved for second reading of Ordinance No. 937 be by title only and full reading waived. Councilor Woods seconded and the motion carried unanimously. The City Manager read the ordinance by title only. Councilor Humbert moved to adopt Ordinance No. 937. Councilor Woods seconded and a roll call vote was taken: Councilor Lyon, yea, Councilor Humbert, yea, Councilor Woods, yea, Councilor Kelley, yea, and Councilor Irving, yea.

**Mayor Key announced this was the opportunity for citizens to approach the council with issues not on this agenda.**

Merle Sherman, 716 Pierce, reported on the 2<sup>nd</sup> Annual Senior Blues Golf Tournament held at the City's golf course. Mr. Sherman said he put out directional signs on the golf course for out-of-town guests and said either our signs have deteriorated or have been vandalized without replacement because of cost. Mr. Sherman said he made cardboard signs using paint and staked them into the ground with pointers. There was a good response with ninety-one participants. There were two that had to leave at 3:30am this morning from the Cascade Locks area in order to be in town by 7:00am. It was well received. Volunteers worked the course telling people where to go next. Everyone thought the City had a very nice course.

Councilor Woods asked if it was a request to have the signs replace. Mr. Sherman said no, that the signs have been replaced, but they either deteriorate or disappear. Councilor Kelley thought it possible for the local school district shop classes to perhaps take on a project.

### **MANAGER'S REPORT**

City Manager Delphine Palmer said her report was the Community Project discussed at the beginning of the meeting, but said she had several topics for discussion with the Council and requested another work session with the Council. Ms. Palmer also suggested to begin the work session at 3:00pm. Many staff will be taking time off next week, but Ms. Palmer said she would like to have a meeting scheduled the following week. Councilor Woods asked if it would be possible to begin the regularly scheduled council meeting at 3:00pm. It was decided to have the next council meeting on Monday, September 11<sup>th</sup> at 3:00pm.

### **COUNCIL ANNOUNCEMENTS**

Mayor Key asked if all forms for the League of Oregon Cities Conference was completed and turned in. Ms. Hall said she had forms for some to complete.

There being no further business, the meeting was adjourned at 8:01 p.m.

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Lewis S. Key, Mayor